

ITEM NO.
TAX MAP KEY (2)

REAL PROPERTY TAX FORECLOSURE SALE

TERMS OF PURCHASE

1. Property
 - 1.1 Street Address
 - 1.2 Tax Map Key No. (2)
2. Purchase Price:
3. Buyer:
4. Buyer acknowledges the following:
 - 4.1 The County of Maui is selling the property pursuant to the provisions contained in Section 246-56, Hawaii Revised Statutes, and Section 3.48.250, Maui County Code.
 - 4.2 The property is being sold in an “as is” condition and that the County of Maui offers no warranties as to title or any other facts concerning the property or its use.
 - 4.3 The County of Maui has no obligation to provide “clear” title.
 - 4.4 All documents relating to tax assessment and title of the property were prepared exclusively for use by the County of Maui and should not be relied upon in formulating a decision to purchase the property.
 - 4.5 Buyer is aware of the redemption period provided for within Section 3.48.270, Maui County Code.
 - 4.6 The tax deed serves as evidence of the provisions contained in Section 246-62, Hawaii Revised Statutes, and Section 3.48.280, Maui County Code.
5. Buyer shall be responsible for the following expenses:
 - 5.1 Recording fees
 - 5.2 Conveyance taxes
 - 5.3 Litigation Guaranty costs
6. County of Maui shall draft the tax deed and contact Buyer for execution of the tax deed, the tax deed shall not become effective until it is properly recorded with the appropriate entity, either the Bureau of Conveyances of the State of Hawaii or the State of Hawaii Land Court.
7. The tax deed shall be deemed delivered at the time it is recorded and Buyer may take possession of the Property at that time.
8. The County of Maui shall send notice to all lienholders of record after the tax deed is recorded to notify the lienholders of any available surplus funds which a claim may be made against.

Buyer's Signature

Date